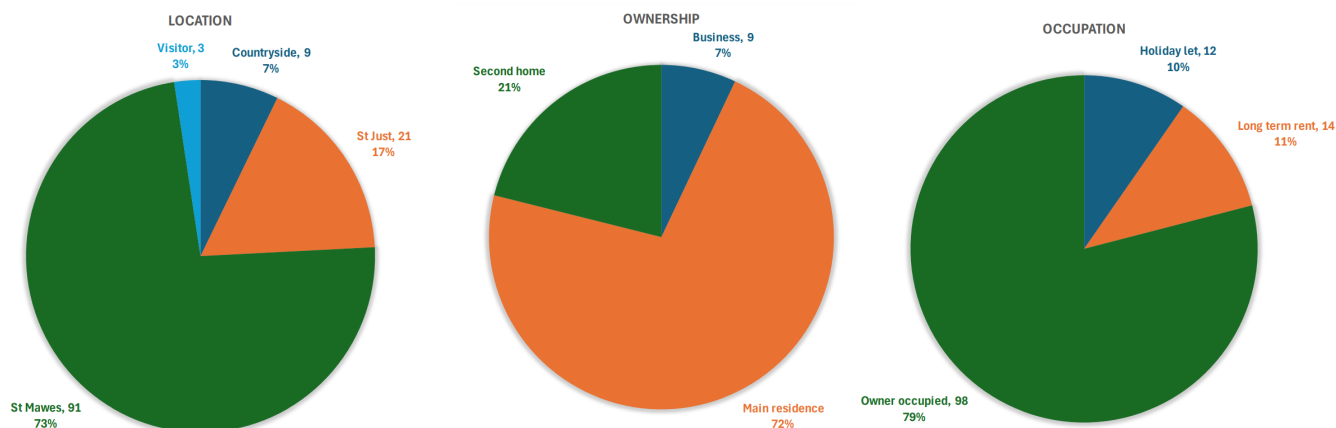


HOUSING, ACCOMMODATION AND PLANNING WORKING GROUP – SURVEY RESULTS

OVERALL RESPONSES

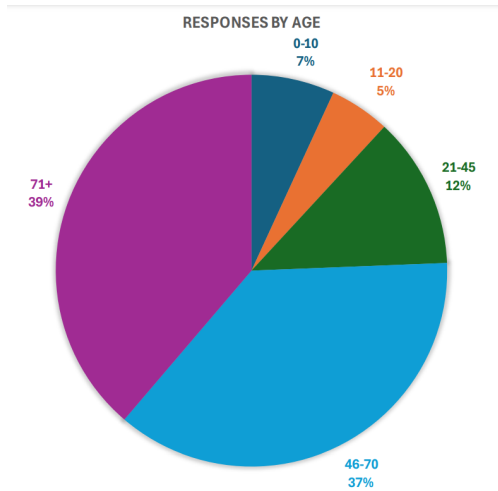
The first thing that most people will want to know is ‘what responses did we get’? There were 131 replies with 920 forms distributed. A ‘Membership’ organisation’s survey response rate is expected to be between 10 and 30% so, at 14%, we are in that bracket. The distribution of those replies is shown in pie charts (see below) of the various part of Section 1. From this you can see that there appears to have been a better response rate from: St Mawes, ‘Main Residences’ and ‘Owner Occupiers’. Whilst all the other categories are represented in the results, no one can suggest that Second Home Owners and those who let out their properties have ‘distorted’ the results. The results of this survey therefore do appear to reflect the views of those who live here.



The age profile registered in the responses is ‘interesting’ with Over 70s, 45 –70 and under 45 being roughly equally represented. This may (or may not) be a fair reflection of the population in the Parish but, if it is, it clearly shows the ‘challenge’ we face with a shortage of ‘young families’.

SECTION 2 RESPONSES: HOUSING, ACCOMMODATION AND PLANNING

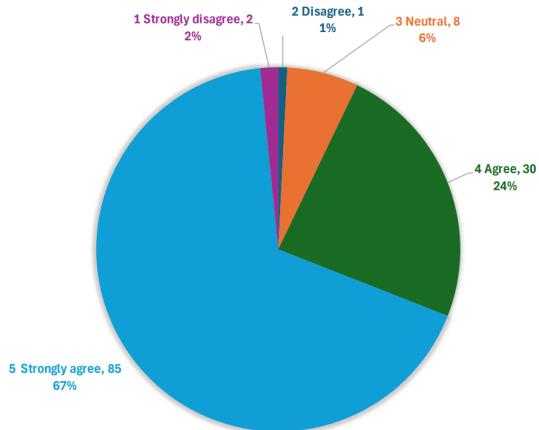
This section was largely about people’s appetite for additional ‘social housing’ and where it might be - a point that had been so strongly made at the public meeting on 16 Mar. The responses are shown below (2a and c-g – please note that the colours in 2a differ from the others: Strongly Agree is blue rather than purple) and, unsurprisingly, show a decreasing enthusiasm for the more contentious locations. What is very clear is the level of support for more social housing (3a – 91% agree and only 3% disagree). What is perhaps more surprising is the fact that 2/3 of respondents support 100% Affordable houses being built outside the settlement boundaries. (At 2g, less than half support new developments away from settlement boundaries even if they are unobtrusive). Also quite surprising is the level of support (2/3) for the St Ives model of requiring ‘new builds’ to be the owner’s Main Residence.



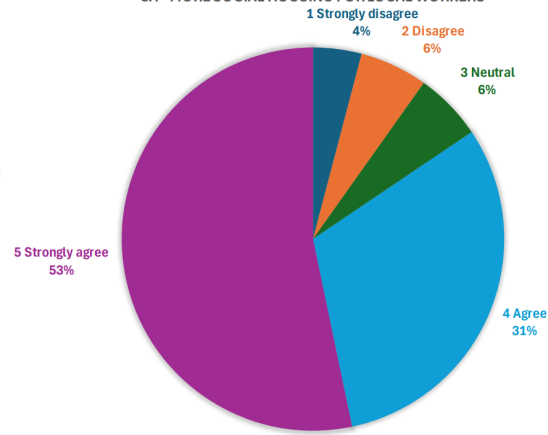
On the provision of sheltered housing/care homes, almost ¾ of respondents agree we need such facilities and the case for this is reinforced by the response to 5g (included below) which attracted 28 responses indicating a likelihood of needing Social or Nursing Care in the next 5 years.

Many ‘comments’ have been offered from the survey returns. Attached is a summary of all the comments made against section 2 and against Section 11 (Closing Comments) - several of which relate to housing.

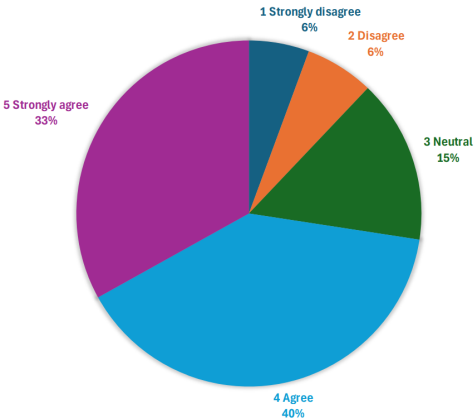
MORE SOCIAL HOUSING NEEDED



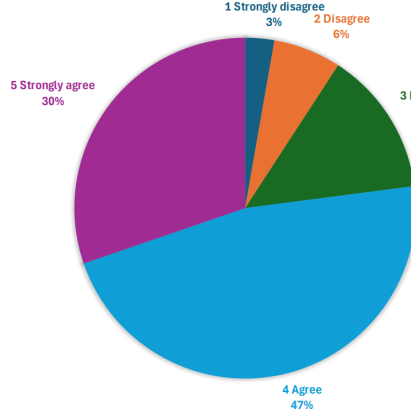
8A - MORE SOCIAL HOUSING FOR LOCAL WORKERS



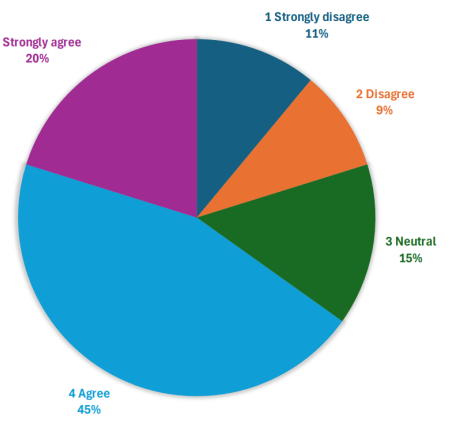
2C - 100% AFFORDABLE OUTSIDE VILLAGE BOUNDARIES



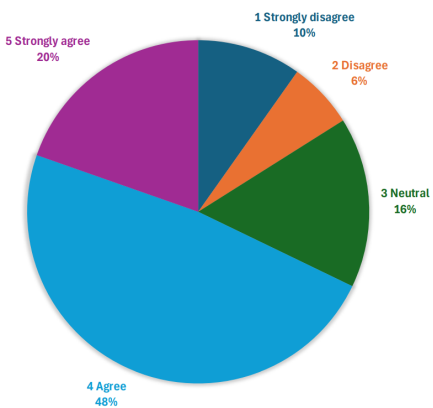
2D - SITES INSIDE A3098 & ST JUST SETTLEMENT



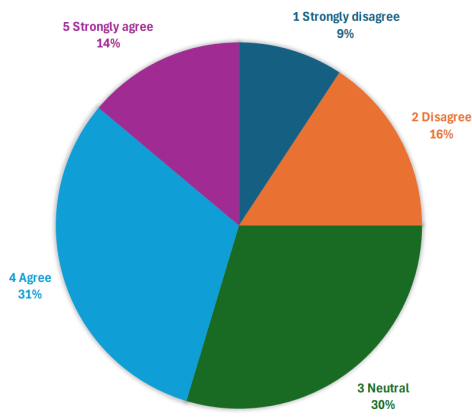
2E - SITES ADJOINING BUT OUTSIDE A3098 TRIANGLE



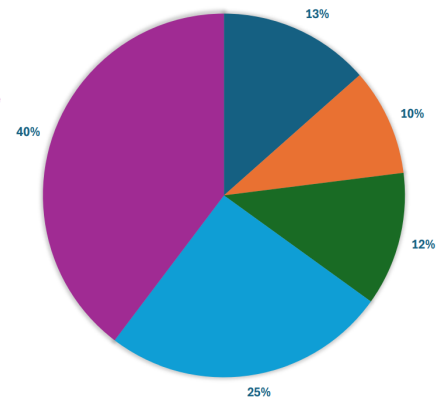
2F - SITES ADJOINING ST JUST BOUNDARY



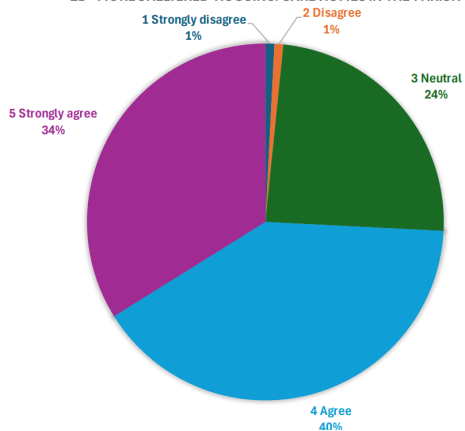
2G - SITES OFF SKLINE BUT OUTSIDE VILLAGE BOUNDARIES



2H - NEW HOMES MUST BE PRINCIPAL RESIDENCE



2B - MORE SHELTERED HOUSING/CARE HOMES IN THE PARISH



SO WHAT?

There are 3 principal challenges to building new homes: A. Gaining support (at both local and County levels). B. Finding the land. C. Funding. The results of the survey show clear support for an enterprise that will meet local needs. As you may be aware, a Community Led Housing team was launched early from this

Working Group and builds on a Government scheme launched 18 months ago that addresses some of the 'problems' associated with commercial developments and 'Affordable Homes'. This team has developed outline plans for 2 sites (one inside the St Mawes settlement boundary and the other under 2e) on apparently available land and with a community funding model. (There is a catch in that the former option is threatened by the commercial proposal that is holding a public engagement session on 15 Oct in the Millenium Rooms!) Other sites investigated have failed to find a willing landowner. For clarity, the Community Led Housing team's plans envisage delivering what is correctly described as 'subsidised open market housing' for young working & local families. The model envisages selling to the new owners a significant share of a long lease at the 'cost of construction' with the freehold and balance of the lease held by a 'charitable organisation' working in the interests of the community.

The support for the St Ives covenant requirement for **New Builds** to be Main Residences, needs further investigation. Various comments have questioned the implications 'on the ground' and the level of support for the concept means we should engage with St Ives Parish Council to find out more. Please would someone from this Working Group volunteer to liaise with St Ives council to learn more of their experiences before we put this forward to be part of a Parish Plan.

The support for sheltered housing/care homes and response to 8a, given the survey's overall response rate of 14%, indicates the imperative for such a 'service' (and associated infrastructure). It seems unlikely that the development of this service will be 'local community led' so perhaps we should see if we can find a volunteer to approach some major providers?

The survey was (necessarily) focused on the 'big issue' of housing for young working & local families at prices they can afford (as opposed to 'Affordable Housing'. The Working Group should consider parts of the Vision statement not covered by the survey and decide what aspects to engage the community on in the Stage 2 Consultation. Compliance with, reinforcement of and support for the Roseland Neighbourhood Development Plan is one topic that we might raise.